



CRA EXECUTIVE DIRECTOR COMMENTS

Exhibit A

SPECIAL CALL COMMUNITY REDEVELOPMENT AGENCY MEETING Wednesday, December 20, 2023

COMMUNITY REDEVELOPMENT

- **Oceana Coffee at 1301 10th Street** will be having an 'official' groundbreaking ceremony on January 19. Additional details are forthcoming. All other project details are being provided as an actual agenda item on this evening's agenda.
- **Two CRA expansion areas** were previously presented to the CRA Board and approved by the Board and transmitted to the County. A meeting with the County is scheduled for January 2024 to discuss the Finding of Necessity at a staff level. We are hopeful it will then move forward to their Board of Commissioners sometime thereafter. The CRA Executive Director will update the CRA Board following the County meeting as needed.
- **754 Park Avenue:** Staff met with the owner, his team and his contractor again on November 28 and received updates in early December. At our meeting, we reviewed their permit resubmittal requirements (for the exterior redevelopment of the property) again and they guaranteed the Town would receive a complete permit submittal by the start of December. This did not occur. We did receive updates in that the resubmittal is forthcoming this month. While it has yet to be received, Code Compliance has a code case (with a final Order from the Magistrate) for the permits and the property owner must be in receipt of all permits by mid-February to continue on with construction, or they will start getting fined and a lien will be recorded against the property. The owner remains interested in getting the exterior completed so that the building can get marketed to end users and his contractor explains that much of the delays are a result of the old plans being held by the prior professionals and so, these releases have taken some time and design changes on the plans were then required also. They are wrapping this all up now for a resubmittal. Staff will continue to stay on top of it.
- Staff has been in discussions with the **Kelsey Market (903 Park Avenue) owners on Park Avenue**. Staff met with them to discuss some code violations and encourage them to revitalize their property and possibly work with the neighboring owner as well. The owner is open to the idea and is currently working with an architect and engineer to develop plans and a cost estimate. A CRA grant may be requested, but more information is forthcoming.
- **801 Park Avenue (One Park Place):** Staff has meet with the owner several times. The owner is working with a consultant on developing plans for the redevelopment of the alleyway directly behind their property to accommodate

additional parking. Once the plans are ready, along with construction costs, discussions on a CRA partnership for a possibly cost sharing will be coordinated. A dessert and coffee shop tenant (cheesecakes and more) is in negotiations with the owner on their two easternmost ground floor units. The tenant (Wow Concoctions) is a mother-daughter run business and the business owners live in Town and have been in business for several years (their previous location was in Jupiter). Staff is working with them on coordinating build out, grease trap requirements, and so on. Hopefully they will be able to open in early to mid-2024.

- **10th Street corridor (south of Park Avenue):** Staff is in continued discussions with several property owners along 10th, south of Evergreen Drive. A vision plan that includes an extension of the downtown into this area is in continued discussions, so as to promote redevelopment in this area as well, promote streetscape improvements, and promote a refreshed entryway coming from Silver Beach Road, with a blend of active uses, residential and open spaces. A follow-up (internal) meeting with stakeholders was held last week. At this meeting, it was determined that Staff should consider a master plan for this portion of 10th Street. The CRA Executive Director directed staff to develop a process in early 2024 that would include retaining a consultant to develop our vision and design plans for the 10th Street corridor, between Evergreen Drive and Silver Beach Road. These plans will then facilitate redevelopment on the private parcels and serve as a transitional zone leading into our downtown area. More information is forthcoming.

HUMAN RESOURCES

Job Opening:

The following job opening is being advertised for the Community Redevelopment Agency:

- Community Redevelopment Administrator – Salary rate \$90,000.00 per year. This position is open until filled.

To view the complete job posting for the above position or to download an employment application, please visit the Town's official website at www.lakeparkflorida.gov . For additional information please contact the Town's Human Resources Department at 561-881-3300 and choose Option 8.

HOLIDAY LIGHTS DISPLAY

We have received, and continue to receive, overwhelmingly positive responses from people who have visited the Holiday Light Displays. A few of the many comments include:

- *Thank you so much! The lights are beautiful and enchanting!!! Such a wonderful gift for everyone to enjoy!! Lake Park is a great little town!!!*
- *Went by the other night. The lights and decorations are beautiful! Thank you for the holiday cheer.*
- *We loved it with our little kids!! Drove through it last night in the rain & went to Culver's after for shakes & fries.*

- *We went by and took a walk around. Everyone was so friendly and kind. Wishing each other "Happy holidays"! we stopped into Camilli's Pizza. So delicious and the team was so friendly and helpful. A great find. Pizza and Christmas Lights. It couldn't get better!*
- *Thanks Lake Park for the great display of lights!*

The Holiday Lights Display will continue to run every night through January 1.